



# FREDERICK

## PLANNING

### PLANNING COMMISSION AGENDA

Monday, March 8, 2021

Channel 99 or Streamed Live on Channel 99 Online

[www.cityoffrederickmd.gov/publicmeetings](http://www.cityoffrederickmd.gov/publicmeetings)

6:00 P.M.

I. **CALL TO ORDER:**

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II. **ANNOUNCEMENTS:**

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III. **MINUTES:**

Approval of the **February 8, 2021** Planning Commission Meeting Minutes

Approval of the **February 16, 2021** Planning Commission Workshop Meeting Minutes

Approval of the **March 5, 2021** Pre-Planning Commission Meeting Minutes

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IV. **PUBLIC HEARING-CONSENT ITEMS**

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

A. **PC20-809PND, Master Plan, Tuscarora Creek Planned Neighborhood Development (PND)**

The Applicant is requesting approval for revisions to the previously approved Master Plan for the Tuscarora Creek Planned Neighborhood Development (PND) located on the east and west sides of Walter Martz Road, north of Christophers Crossing. **(NAC 3) (Kelly)**

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V. **CONTINUANCES:**

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VI. **MISCELLANEOUS:**

B. **Elections of Officers**

**C. PC20-383FSU, Final Plat, West South Street, Lots 1A, 1B, 2A & 2B**

The Applicant is requesting an amendment to the previously issued conditions of approval for the final plat issued at the August 10, 2020 Planning Commission meeting. (NAC 11) (Reppert)

**D. PC16-696-01FSI, Architectural Review, Gateway Plaza East Royal Farms**

The Applicant is requesting approval of the architectural elevations for the Royal Farms gas and convenience store located in the Gateway Plaza East Shopping Center located on Monocacy Boulevard. (NAC 12) (Morrison)

**E. PC16-696-02FSI, Architectural Review, Gateway Plaza East McDonald's**

The Applicant is requesting approval of the architectural elevations for the McDonald's fast-food restaurant located in the Gateway Plaza East Shopping Center located on Monocacy Boulevard. (NAC 12) (Morrison)

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**VII. OLD BUSINESS:**

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**VIII. NEW BUSINESS:**

**F. PC20-973FSI, Final Site Plan, Tuscarora Creek Multifamily (Magnolia Haus)**

The Applicant is requesting final site plan approval for six multifamily buildings containing a total of 189 units, along with a 5,000sf clubhouse located on the east side of Walter Martz Road north of future Meadow Lane. (NAC 3) (Kelly)

**G. PC20-968PSU/FSI, Combined Preliminary Plat and Final Site Plan, Riverside Lot 250RA-1 and Lot 250RA-2**

The Applicant is requesting approval of a combined preliminary plat and final site plan for the subdivision of Lot 250A in Riverside Corporate Park into two lots – 250RA-1 and 250RA-2 and to construct 140,000 square feet of medical laboratory space.

The Applicant is also requesting modification in accordance with Section 418 of the Land Management Code (LMC) entitled, *Mixed Employment Center (MXE)*, and modifications to Section 607, *Parking and Loading Standards*. (NAC 12) (Reppert)

**H. PC21-87FSI, Final Site Plan, Waverley View Part I**

The Applicant is requesting approval of a revision to the previously approved final site plan to make the garage optional for front loaded townhouse dwelling units and rear loaded, integral garage townhouse units located in the Waverley View Planned Neighborhood Development (PND) on the north and south sides of Shookstown Road. (NAC 5) (Reppert)

**I. PC20-654PSU/FSI, Combined Preliminary Plat and Final Site, Gambrill View**

The Applicant is requesting approval of a revision to the previously approved preliminary plat and for site plan approval for Areas A, B, and part of D of the Waverley View Planned Neighborhood Development (PND) located on the north and south sides of Shookstown Road to include 190 two-over-two dwelling units and 110 townhouse units and associated parkland dedication.

**(NAC 5) (Reppert)**

*A complete and final agenda will be available for review prior to the meeting on the Internet at [www.cityoffrederickmd.gov](http://www.cityoffrederickmd.gov). The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at [www.cityoffrederickmd.gov](http://www.cityoffrederickmd.gov). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188 or [jmurphy@cityoffrederickmd.gov](mailto:jmurphy@cityoffrederickmd.gov). The City of Frederick Government does not discriminate based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.*